

PROPOSAL FOR:

# WATERFRONT PARK

BAINBRIDGE ISLAND, WA



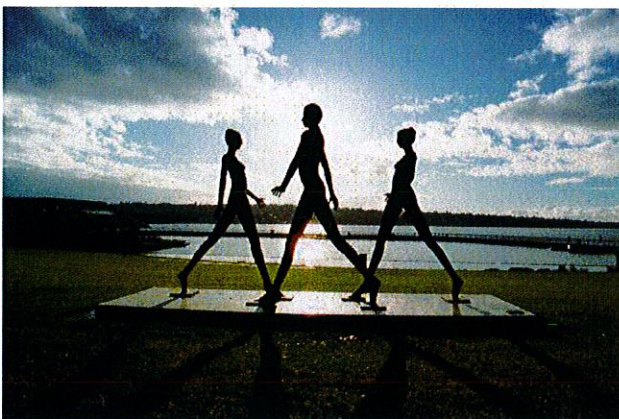
Meydenbauer Bay Park (FBP & M&N)



Snoqualmie Falls Park (FBP)



Gene Coulon Beach Park (SHR)



Gene Coulon Beach Park (SHR)



Bridge View Park (LM)

Submitted By:



Monday, July 15th, 2013



# Table of Contents

## **Letter of Introduction & Differentiators**

### **Team**

**Team Organization Chart**

**Firm Profile**

**Team Qualifications**

**References**

### **Relevant Experience**

**Project Summaries**

**Quals Matrix**

**Shoreline Planning**

**Familiarity with Shoreline Regulations & Permitting Requirements**

**Grant Writing**

**Energy & Sustainable Design**

**Outreach Programs**

### **APPENDIX**

**Team Member Resumes**



Bridge View Park, Tacoma (LM)



July 15, 2013

Ms. Heather Beckmann  
City of Bainbridge Island  
Department of Planning and Community Development  
280 Madison Avenue North  
Bainbridge Island, WA 98110

Dear Ms. Beckman and Members of the Consultant Review Committee,

Bainbridge Island is a magical place. As the community grows and changes, the waterfront should continue to serve the community in new ways while respecting the history, natural and cultural resources. We are excited about working with and in our community on enhancements to Waterfront Park, Eagle Harbor and Downtown. We understand the ecological and cultural significance of the land and water resources to the town, island, and Sound. We have carefully selected team members who will deliver inspired master plan alternatives and creatively engage the public in development, review and refinement of the plan. The designs will incorporate the program and priorities being developed in collaboration with community.

#### **Understanding**

The design process will be managed by Sandy Fischer and Jeff Bouma, both owners of Fischer Bouma Partnership. We have previously collaborated successfully with each of the proposed team members. Having attended both of the Waterfront Park workshops, we understand the importance and complexity of developing and implementing a viable and exemplary master plan that supports the community's vision and adopted regulations. The community will benefit from our team's deep knowledge of the island and park gained through involvement in the Downtown Plan, Winslow Tomorrow, Comprehensive Plan, Island Growth Strategy, project review and budgeting processes, 2006 Waterfront Master Plan and EIS, the 2007 Strawberry / Waterfront Park land exchange, 2013 Shoreline Update, the successful 2006 ALEA Grant Application, related dock and shoreline design efforts, as well as our current involvement with downtown Winslow projects including the T&C remodel and Winslow Clinic.

#### **Approach**

Responding to the program developed by the community, our team will focus on designing integrated master plan alternatives. The plan will be well illustrated, address funding and implementation, and include a series of thoughtfully and artistically conceived enhancement projects that can be implemented incrementally. The design alternatives we develop will be fresh and inspired; addressing conservation, preservation, restoration and development.

#### **Differentiators**

Most of our team members live and work on Bainbridge Island. We have a long working relationship with the community on a variety of planning projects and built places including demonstrated experience crafting design solutions which fit the community and support long-range planning goals set by the community.

Collectively we offer the best combination of local, national and global expertise in community, park, landscape, shoreline and marine design as well as ecological planning, permitting and stakeholder engagement.

You will benefit from our team's unparalleled local and background knowledge due to our involvement in many prior and related efforts.

We offer a fresh design-focused approach with several very experienced designers, engineers and environmental planners giving exquisite and enduring form to the community's vision and program.

Enthusiastically,

A handwritten signature in black ink that reads "Sandra Fischer".

Sandra Fischer

A handwritten signature in black ink that reads "Jeff Bouma".

Jeff Bouma



# TEAM

Our team will conduct a planning and decision making process that will be creative and informative and deliver an exemplary action-oriented master plan. We will work closely with the City and Sustainable Bainbridge to design and conduct an engaging and inclusive public process. The process will provide multiple opportunities to engage a variety of stakeholders who will ultimately become stewards of the plan.

We will work closely with the City's Project Manager to refine the work plan and establish clear expectations. We have thoughtfully selected talented team members we have successfully collaborated with in the past. Disciplines on this multidisciplinary team include landscape architecture, architecture, ecology, biology, horticulture, coastal and civil engineering, urban and environmental planning, illustration, public participation, cost estimating, and construction management.

As a small firm we have the flexibility to make adjustments to the approach and assignments to meet your needs. We recognize we may need to add an archeologist and forester and expect these resources are available on the island.

## FIRM PROFILES

### Fischer Bouma Partnership (FBP)

Bainbridge Island, WA

Landscape Architects and Community Planners recognized for shaping great places, resilient communities and enduring landscapes. We collaborate with communities and clients to plan, design and build engaging places. [www.FBPartnership.com/](http://www.FBPartnership.com/)

### Moffatt & Nichol (M&N)

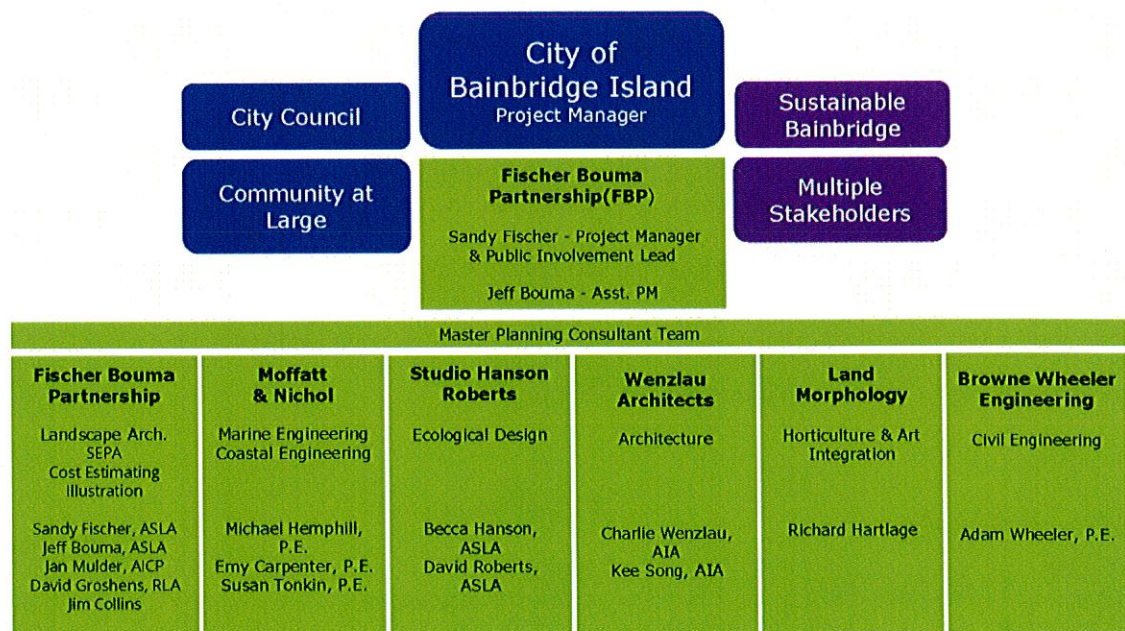
Seattle, WA

Recognized throughout the world for our role in the revitalization and redevelopment of waterfronts—including the evolution of modern marina and small craft harbor design. [www.moffattnichol.com/](http://www.moffattnichol.com/)

### Studio Hanson Roberts (SHR)

Bainbridge Island, WA

Studio Hanson Roberts specializes in bringing the world of wild life and wild places alive. We use design experience to create deeply-fulfilling experiences and playful interactions with the living world that surrounds us. [www.studio-hansonroberts.com/](http://www.studio-hansonroberts.com/)





## **Wenzlau Architects (WA)**

Bainbridge Island, WA

15 years of practice within Winslow Town Center-reinforcing what we love about the island while guiding change. [www.wenzlau.org/](http://www.wenzlau.org/)

## **Land Morphology (LM)**

Seattle, WA

Nationally and locally renowned for creating emotive landscapes and gardens that showcase sophisticated horticulture, exquisite built form, and art.

[www.landmorphology.com/](http://www.landmorphology.com/)

## **Browne Wheeler Engineers (BWE)**

Bainbridge Island, WA

Civil Engineers who work collaboratively with clients and specialize in design of low impact development methods for cost-effective control and treatment of storm water in residential and commercial projects.

[www.browneengineering.com](http://www.browneengineering.com)

## **TEAM QUALIFICATIONS**

Familiar with the community: island culture, values, policy, regulations, long-range plans, review and City review/approval and capital facilities planning/budgeting processes.

Relationships with state and federal natural resource permitting agencies including COE, DOE, DNR, WDFW. Working knowledge of SEPA and permitting processes.

Familiarity and established relationships with key stake holders including but not limited to City of Bainbridge Staff, Council, Planning Commission, DRB, Sustainable Bainbridge, BI Parks District, Rowing and Sailing clubs, concessionaires, Harbor Commission, Madrona School, Senior Center, Arts, BIDA, Chamber of Commerce, Downtown Businesses, and WSDOT.

Previous work on Comp Plan, Downtown Plan, Streetscape, Park Master Plan and Waterfront EIS (2007).

Demonstrated success developing and conducting effective and inclusive public outreach process on the island (Winslow Tomorrow, Ferry Gateway Urban Design and Waterfront Park).

Experience effectively using traditional forums and formats as well as social media for stakeholder engagement.

Preparation of several successful grant applications for parks and trails, including partnering with the Harbor Master on 2007 Waterfront ALEA grant application for waterfront park dock.

Demonstrated success master planning, gaining approvals and building park and shoreline improvements.

Advocates for sustainable design and LEED Accredited team members. Collectively the team has completed more than 50 LEED certified projects and several in

## **REFERENCES**

### **Mr. Dave Kramer**

Snoqualmie Falls Park - FBP

Project Engineer, Puget Sound Energy  
Bellevue, WA

425-456-2146

### **Mr. Mike Bergstrom**

Meydenbauer Bay Park - FBP & M&N

City Planner, City of Bellevue  
Bellevue, WA

425-452-6866

### **Ms. Becky Erickson**

Fish Park & Net Shed Park - FBP

Mayor of Poulsbo  
Poulsbo, WA

360-779-3901

### **Mr. Thatcher Bailey**

South Lake Union Park- M&N

Executive Director, Seattle Parks Foundation  
Seattle, WA

206-332-9900

### **Ms. Mary Jo Briggs**

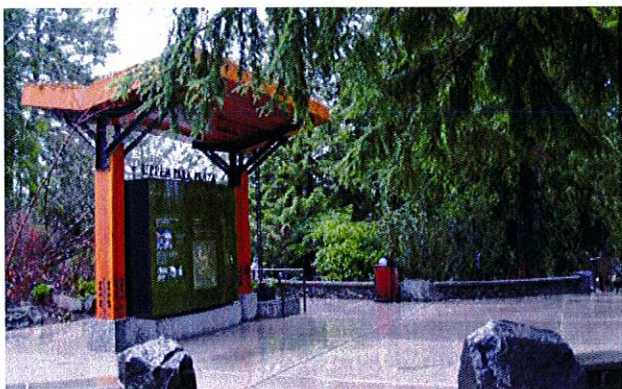
Winslow Tomorrow - FBP

City Manager (retired), City of Bainbridge Island  
Bainbridge Island, WA

206-780-8626



# RELEVANT EXPERIENCE



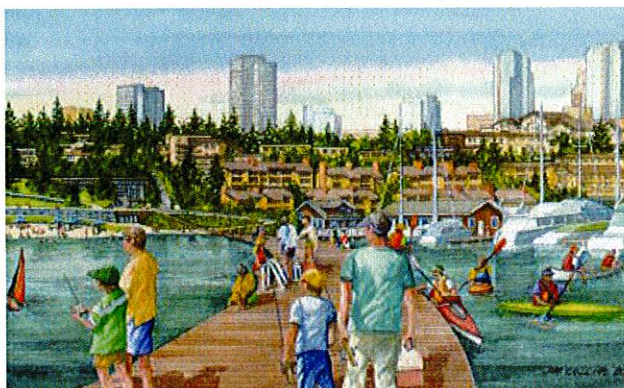
## SNOQUALMIE FALLS PARK - FBP

A master plan was developed for the entire project in 2005 and implementation of recreation improvements and habitat restoration continues under FBP oversight today. Improvements include trails, boardwalks, viewpoints, wetland creation, restoration, interpretation, a boater put-in, trailhead with amphitheater, restrooms, and a parking with stormwater raingarden planter.



## WINSLOW WATERFRONT PARK - FBP

The Park Master Plan was developed through an extensive public process including workshops and the use of a collaborative website and an online preference survey. The Master Plan proposes series of "activity terraces" that provide a graceful transition from Downtown to the Harbor. Sandy facilitated the process and developed the plan while employed by the City of Bainbridge Island as Director of Winslow Tomorrow.



## MEYDENBAUER BAY PARK - FBP, M&N

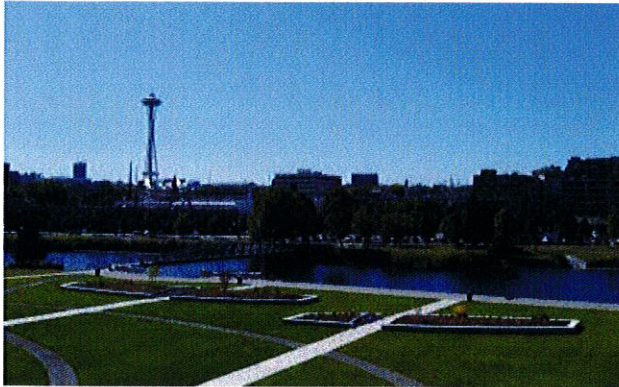
The Master Plan envisions a memorable shoreline experience, improves access to the water, reflects positive environmental stewardship, and increases awareness of the area's rich boating and whaling history while providing many recreational opportunities. Features include improved access and views to and from the water, pedestrian promenades, new pier, shoreline restoration, daylighting of creek, and picnic and play area.



## GENE COULON BEACH PARK - SHR

Studio Hanson Roberts principals were responsible for design of the redevelopment of a mile of debris-laden Lake Washington shoreline into the City of Renton's premier waterfront park. It's scope included the creation of a stable beach system, natural areas, walking trails, a marina and boat ramp, picnic facilities and a successful restaurant facility that has hosted one of Ivar's most successful outlets for the last 25 years.





### SOUTH LAKE UNION PARK - M&N

Moffatt & Nichol was part of a multidisciplinary team that provided shoreline engineering services for waterfront facilities at this 12-acre park on Lake Union in Seattle. The eastern side of the park is highlighted by maritime facilities, including historic vessel mooring and restoration facilities. The firm was responsible for providing structural and coastal engineering design and construction support services.



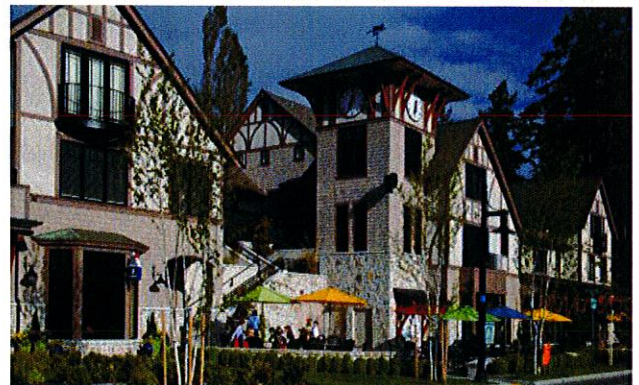
### ISLANDWOOD SCHOOL - BWE

Browne & Wheeler worked successfully with a large team of consultants, contractors and owner's representatives to plan and design civil aspects of the world class, environmental learning center located on a 256-acre forested property on Bainbridge Island. The project earned a LEED Gold Certificate for sustainable, green design. Designed site access, stormwater management, and utilities for maximum protection to the forest environment.



### BRIDGE VIEW PARK- LM

Master plan and construction documents for a 3-acre park in Tacoma commissioned by the Thea Foss Waterway Development Authority. Implementation was funded with private and public funds as part of a development agreement. Features include sophisticated horticulture, arbors from recycled beams and detailing responsive to the industrial qualities of the historic waterfront. Upland park is constructed and kayak launch and pier are yet to be constructed.



### PLEASANT BEACH VILLAGE - WA, FBP

Located on the south end of Bainbridge Island, this project will result in a new 16 acre neighborhood complete with shopping, parks, a pool and community center and a variety of residences. The project is designed to complement the historic Lynwood movie theater and Manor House. Wenzlau Architects and Fischer Bouma Partnership have been working together on the Master Planning for Phase 2 and are in the process of submitting for site plan review.



# Quals Matrix

The City of Bainbridge Island will benefit from our team's extensive experience on similar projects; most located in the Puget Sound Region. The following matrix provides a summary. Please refer to our websites and the project descriptions for additional information.

# Quals Matrix

The City of Bainbridge Island will benefit from our team's extensive experience on similar projects; most located in the Puget Sound Region. The following matrix provides a summary. Please refer to our websites and the project descriptions for additional information.

	Snoqualmie Falls Park, Snoqualmie	Meydenbauer Bay Park, Bellevue	Peaks to Plains Park, Billings	Seattle Seahawks Training Facility, Renton	Pleasant Beach Village, Bainbridge Island	Waterfront Park, Bainbridge Island	Fish Park, Poulsbo	Winslow Tomorrow- Bainbridge Island	Eagle Harbor Anchoring and Mooring Plan	South Lake Union Park, Seattle	Silver Lake Trail, Everett	Manitou Beach Salt Marsh, Bainbridge Island	Blakely Harbor Park Master Plan, BI	Gene Coulon Memorial Beach Park, Renton	Marina Park, Kirkland	Jackson Village	Chico Beach Cottages, Dyes Inlet	Chihuly Glass Garden, Seattle	Bridge View Park, Tacoma	BBG Herb & Veg Demo Gardens, Brooklyn	Vineyard Lane, Bainbridge Island	Islandwood School, Bainbridge Island	Battle Point Park, Bainbridge Island
SERVICES / EXPERIENCE	PROJECTS																						
Public Outreach & Facilitation	●	●	●		●	●		●				●	●	●	●	●			●			●	
Visioning & Goal Setting	●	●	●		●	●		●				●	●	●	●	●		●	●	●		●	
Master Planning	●	●	●		●	●		●					●	●	●	●	●	●	●	●	●	●	
Recreation Facility Design	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	
Design of Overwater Structures		●					●				●			●	●		●		●			●	
Shoreline & Waterfront Planning & Design	●	●		●		●	●		●	●	●	●	●	●	●		●		●			●	
Landscape Design	●	●	●	●	●	●	●	●		●			●	●	●	●	●	●	●	●		●	
Landscape Restoration	●	●		●	●		●						●	●	●	●	●		●			●	
Interpretive Design & Signage	●	●	●		●		●	●					●	●	●				●	●		●	
Art Integration	●	●	●		●	●	●	●						●				●	●	●		●	
Policy & Regulatory Framework		●					●		●	●	●	●										●	
Coastal/Site Conditions Summary		●					●			●	●	●										●	
Environmental/Regulatory Support	●	●	●	●			●			●				●	●				●			●	
FACILITIES																							
Outdoor Performance/Education Area	●	●	●		●	●							●	●	●		●	●	●	●		●	
Creative Playground Design		●			●	●							●										
ADA/Universal Access	●	●	●	●	●	●					●		●	●	●	●	●	●	●	●	●	●	
Trails	●	●	●	●	●	●					●		●	●	●				●	●	●	●	
Boat Ramp & Docks	●					●				●													
Boat Moorage		●		●		●			●	●				●	●								
Community Buildings/Concessions	●	●			●	●							●	●		●	●	●	●				
CONSERVATION & SUSTAINABLE DESIGN																							
Rain Gardens/LID	●	●	●	●	●	●	●	●					●	●	●	●	●	●	●	●	●	●	
Natural Resource Conservation	●	●		●		●	●						●										
Landscape Succession Plng/Forest Mgmt	●	●		●		●	●						●					●	●				
Protecting Cult & Hist Resources	●	●				●	●	●				●	●					●	●				
IMPLEMENTATION & FUNDING																							
Facilitating Partnerships	●		●					●					●	●	●							●	
Funding Strategies/Grant Writing		●	●					●					●										
Capital Facility Planning	●	●	●					●					●	●									
Cost Estimating	●	●	●	●				●					●	●							●	●	
SEPA Documentation		●			●			●					●		●	●	●				●	●	
Construction Documents	●		●	●	●			●					●	●	●	●					●	●	
TEAM MEMBERS																							
Fischer Bouma Partnership- PM and Design	●	●	●	●	●	●	●	●	●														
Moffat & Nichol- Marine Engineering		●								●	●	●											
Studio Hanson Roberts								●					●	●	●								
Wenzlau Architects- Architecture					●			●								●	●						
Land Morphology- Horticulture & Art																		●	●	●			
Brown Wheeler Engineers- Civil																					●	●	



# Relevant Experience cont.

## SHORELINE PLANNING

### General Qualifications

Nearly all of our team members have been involved in the planning and enhancement of shorelines with diverse efforts focused on planning, development, permitting, conservation and restoration, as well as assessment of environmental impacts of proposed actions. FBP staff and Moffatt and Nichol have recently completed a master plan and full EIS for a downtown park located on Meydenbauer Bay in Bellevue, WA. The plan addresses many of the issues and programmatic goals that are part of Bainbridge's Waterfront Park: short and long term moorage, public access, overwater trails, historic preservation, shoreline restoration including a beach, LID, day-lighting of a stream and storm drain, approval of additional overwater coverage and the siting of many recreational amenities on a sloping site including a restroom and concessions. The year-long process involved extensive stakeholder engagement, land use code changes, and a full EIS.

### Moffatt & Nichol Specialized Expertise

As an internationally-recognized firm for planning, analysis, evaluation, and design of coastal projects, Moffatt & Nichol has been a leader in understanding and solving the problems associated with long term human presence in this highly dynamic and unsteady environment – to assist the creation of some “permanence” in this transient location. Moffatt & Nichol's expertise in coastal projects developed as a response to the needs of their clients. They have provided coastal engineering since their founding and are regularly recruited by other firms and governmental agencies to address coastal aspects of projects, aspects such as shoreline processes, protection, and stabilization involving wave, tide, and current analyses; sediment erosion, deposition, and transport; and storm damage assessment, reduction, and prevention. Components of these projects have included numerical hydrodynamic modeling, physical modeling, dredging and dredged material placement, beach nourishment and restoration, coastal structures, inlet management studies, navigation studies, hydraulics and scour analyses, permitting support, and wetland restoration, creation, and mitigation among other items. With regard to shoreline stabilization, what began in the 1940s as trial and error of tangible, site specific, physical attempts to solve the problems led to the learning of what approaches work and the

realization that the problems are typically not local and neatly confined. As a result, analysis of shoreline processes, protection, and stabilization has evolved to the point of using numeric models to simulate first existing conditions along the coast and subsequently to analyze and evaluate alternative solutions.

## KNOWLEDGE OF SHORELINE REGULATIONS & PERMITTING REQUIREMENTS

Moffatt & Nichol and Jan Mulder have completed the federal, state and local environmental review and permitting requirements for many shoreline and in-water projects, successfully navigating NEPA, SEPA, and other land use, natural resource, and shoreline management regulations to obtain permits (US Army Corps of Engineers for Section 10/404 permits, Hydraulic Project Approvals through the Department of Fish and Wildlife, Water Quality Certifications from Ecology). They are knowledgeable of the Washington State Shoreline Management Act and have experience planning, applying for, and obtaining the necessary Shoreline Exemptions, Conditional Use Permits and Substantial Development Permits from local cities and counties for waterfront development and restoration activities along the shoreline. Intimate knowledge of the Puget Sound's coastline, ecology, and regulatory environment means we can rapidly generate innovative and cost effective solutions that work for our local clients.

The City is in the process of updating the Shoreline Master Program adopted in 1996 to comply with State's adopted 2003 SMP guidelines. The Program will document local land use policies and regulations designed to manage shoreline use. In the current draft the shoreline in Waterfront Park and lands in the vicinity are designated as Urban, Island Conservancy and Residential Island Conservancy. As a prelude to developing designs, our team will assess all of the regulatory constraints of the property.

## GRANT WRITING & FUNDING

Our master plans focus on implementing eloquent and sustainable designs. Our final document plan will include a section on implementation and funding strategies. Grants are one piece of the strategy. We have authored and contributed to several successful



## Relevant Experience cont.

grant applications including: Department of Ecology LID Grants, Department of Transportation (CMAC, CTEP, Recreational Trails), Community Development Block Grants, Infrastructure Financing Grants and Loans, Land and Water Conservation and Recreational Trail Funding through State RCO, Urban Forestry Grants, and EDA Economic Development Grants.

Moffatt & Nichol has successfully submitted and supported grant applications for local, state, and federal grants for marinas and shoreline public access, and habitat restoration. Tasks have included coordination with local, state, and federal representatives and officials, including public entities, tribal governments, environmental groups, community members, and private industries.

The team has experience using special assessments, business improvement districts, voted bonds, tourism sales taxes, limited improvement districts, tax increment financing, impact fees, special Programs (EB-5, NMTC, Public 63-20, Non Profit 501c Bonds, Federal Stimulus Money), park improvement and maintenance funds, grants and donations from non-profits, foundations and corporations to fund community projects. We have facilitated a number of public-private partnerships and have advised on fundraising and the formation of advocacy and stewardship organizations.

Knowledge of program and project budgets, schedules, and reporting requirements aids in the preliminary planning process necessary to successfully apply for project funding and grants. Our team has this expertise.

### ENERGY & SUSTAINABLE DESIGN

Sustainable design is integral to what we do; creating enduring places by finding the synergy between ecological, social and economic systems of place. We seek to understand the places we shape and are thoughtful about interventions. We approach landscape design considering a full array of resource management strategies from preservation to enhancements. Enhancements may include development and/or restoration projects. When we "develop" a landscape we consider lifecycle costs of the materials, maintenance and embedded energy. While we do not believe the USGBC LEED certification system is the only tool for determining if a project is

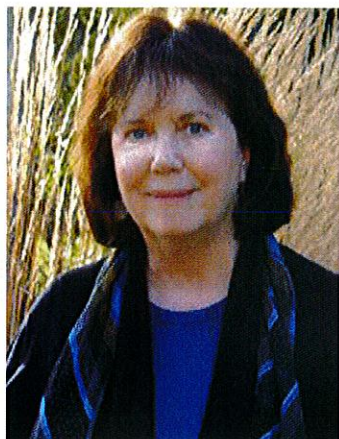
sustainable, we do understand certification is a metric that people understand. Collectively our team has completed over 50 of these projects, demonstrating our team's understanding of green building practices. Furthermore, team members have worked with a variety of other rating systems including One Planet Living, Sustainable Sites, and Build Green. We are committed to a sustainable/enduring design for Waterfront Park; a solution that is appropriate, conserves energy, land and water resources and creates an exemplary community place.

### OUTREACH PROGRAMS

Most of our commissions involve design of public places. Effectively engaging stakeholders is integral to our success in gaining approvals and building great places. We appreciate that Sustainable Bainbridge and the Harbor Commission have partnered with the City on the Waterfront Park public meetings. We intend to collaborate with these key stakeholders on the development and implementation an effective outreach plan. A few principles guide our efforts:

1. Each community is unique. Tailor the process to the community and use talents of stakeholders.
2. Include opportunities to interact, listen, learn and be heard.
3. Social media works well to supplement but not replace traditional methods including public displays forums, meetings, workshops, newsletters and media.
4. Provide easy access to information 24/7. Most will use the internet however other options and special needs must be accommodated.
5. Take information to people. Encourage face to face exchanges at community events.
6. Provide opportunities for stakeholders to engage at a variety of levels and times, from casual observer to active contributor.
7. Start the SEPA scoping process early to insure early efforts are part of the official record.
8. Develop a project charter clarifying roles and responsibilities of all participants.
9. Early in the process establish and publish a schedule and process and live by it.
10. Design a process that will actively engage and build long term stewardship for the plan.





## **Sandy Fischer, Partner**

### **EDUCATION**

Coursework-Sustainable Business  
Bainbridge Graduate Institute  
M.A. Michigan State University  
B.L.A. Michigan State University

### **PROFESSIONAL REGISTRATIONS**

Registered Landscape Architect,  
State of Washington  
MT, WY, MI - Inactive

### **AFFILIATIONS**

American Society of Landscape Architects  
ASLA  
Washington Chapter WASLA  
American Planning Association, APA  
Urban Land Institute, ULI  
Member UW Professionals Council

### **PAST EMPLOYMENT**

AECOM, Principal  
City of Bainbridge Island, Director  
EDAW, Design Director  
Fischer & Associates, Owner  
Rocky Mt. College Adjunct Professor  
Wirth Associates, Landscape Arch.  
JJR, Landscape Designer

### **AWARDS**

#### **ASLA, NATIONAL AWARD**

Merit Award, ASLA, Integrating Habitats  
Competition, 2011

#### **WASLA, CHAPTER AWARD**

Honor Award, WASLA, Integrating  
Habitats, 2010

## PERSONAL BIO

Sandy's 30 year career as a landscape architect and community designer has focused on leading teams, advocating for livable communities, designing attractive places and shaping enduring landscapes. She has held senior director positions in local government, international consulting firms and her own practice.

Sandy enjoys collaborating with interdisciplinary teams on challenging projects and idea driven solutions. Clients appreciate her ability to balance vision and pragmatism to produce plans and designs that are actionable and catalytic. Her community plans have effectively guided change in new and existing; rural and urban; local and international communities. She has worked with diverse clients and communities on visioning, spatial plans and policy frameworks. Her process encourages integration of resource conservation, economic and community development strategies.

Sandy has a diverse and award winning design portfolio of built projects in the Northern Rockies and Pacific Northwest regions. Sandy seeks to understand each site within a larger context of ecology, time, culture and community values. She enjoys collaborating, learning and teaching. Sandy often works with scientists, engineers, designers and artists to gain an understanding of and creatively express the unique history, culture and geography of the places and the people she is entrusted to work with.

With a reputation for being an effective leader of stakeholder engagement processes and a planner who "likes to get things built," Sandy has implemented elements of downtown and community plans including streetscapes, urban and rural parks, land conservation plans, greenways, trails, waterfronts, transport facilities, campuses, cultural facilities, office parks, and residential, mixed-use, waterfront, and transit-oriented neighborhoods.

## Representative Project Experience

### LANDSCAPE ARCHITECTURE

#### **PARKS & RECREATION**

Snoqualmie Falls Park Master Plan, Snoqualmie, WA  
Concept Plans for Fish Park, Netshed and Waterfront Park, Poulsbo, WA  
Mt. St Helens Visitor Center, WA  
Swords Park Master Plan, Restoration Plans, Interpretive Site Plans, and Trail Design Phases 1 & 2, Billings, MT  
Peaks to Plains Park at MSU Billings, MT  
Valley West Subdivision Park, Bozeman, MT  
Multiple Community, Neighborhood and Subdivision Parks, MT  
Mountain and Gateway Parks, Miyun, China\*

#### **WATERFRONTS**

Meydenbauer Bay Park & Land Use Master Plan, Bellevue, WA\*  
Waterfront Park Master Plan, Bainbridge Island, WA  
Richmond Waterfront Park, Richmond, BC\*  
Everett Waterfront, LEED-ND Assessment

#### **PUBLIC PLACES**

Pleasant Beach Phase 2 Park, Playground & Landscape, Bainbridge Is., WA  
T&C Market Landscape Plan, Bainbridge Island, WA  
Montana Avenue Historic District Streetscape, Billings MT





## REGIONAL AWARDS

Metro Integrating Habitats Competition,  
2nd Place 2008  
People's Choice Award, 1st Place, 2008

Governors Smart Community Award  
"Downtown Bainbridge Island Winslow  
Tomorrow Vision" 2006

PSRC Vision 2020 Award  
Winslow Tomorrow Plan, 2007

## APA - WASHINGTON CHAPTER AWARDS

Merit Award, "Port Orchard Down-  
town Economic Development Plan", 2006

Honor Award, "Tollgate Farm Central  
Meadow Master Plan," 2005

## ASLA- AWARDS IDAHO MT CHAPTER

Design Honor Award, "Master Plan", Peaks  
to Plans Park at MSU 2001

Honor Award Communications "Laurel  
TCSP Plan" 2003

Presidents Award of Excellence  
Planning and Analysis, Bikenet Plan and  
Implementation, 2001

Honor Design Award "Scott Residential  
Design" 2001

Presidents Excellence Award  
Communications "Peaks to Plans Park  
Sketchbook" 1999

Design Award, Deaconess Medical Center  
Campus Plan 1998

Honor Design Honor Award, Montana  
Avenue Streetscape 2001

## COMMUNITY RECOGNITIONS

YMCA Salute to Women, 2001

Chamber of Commerce "Established Small  
Business of the Year Award" 2002, Billing  
MT

## PUBLICATIONS

Landscape Architecture Magazine  
-BikeNet  
-Seattle Waterfront Charrette\*  
-2011 ASLA Awards Issue

Sonoran Institute  
Best of The West-3 projects  
Scenic America Solutions  
Scenic Solutions-4 Projects  
Rural Towns Symposium

Broadway Downtown Streetscape, Billings MT  
Winslow Way Streetscape Concept, Bainbridge Island, WA  
Laurel Town Center, Laurel, MT  
Mount Lake Terrace Civic Campus, Mountlake Terrace, WA\*  
East Capitol Campus Plaza, Olympia, WA\*

## CULTURAL & HISTORIC PLACES

Buffalo Bill Historical Center - Draper Museum, Joseph Henry Sharp,  
Plains Indian Museum Courtyard, and New Entrance, Cody, WY  
Montana State Capitol Site Renovation, Helena, MT  
Snoqualmie Falls Park, Snoqualmie WA\*  
Fort Lewis Garrison Historic District & Pendleton Ave, JBLM, WA\*  
Billings Historic District Depot Renovation, Billings MT  
Snow Lodge at Old Faithful, Yellowstone National Park  
Yellowstone Art Museum, Billings, MT

## INSTITUTIONS

Master Plans, Multiple US International Embassies, Various Locations\*  
Deaconess Billings Clinic, Multiple Projects, Billings, MT  
Wells Fargo Operations Center, Billings, MT  
University of Mt. Family Housing, Missoula MT  
MSU Physical Sciences & Engineering Building, Bozeman, MT  
Shoreline Community College Student Union Building, WA\*  
GSA SYLPOE Border Crossing, San Ysidro, CA\*  
Fort Harrison Master Plan & Design of Multiple Projects, MT  
Multiple Armed Forces Reserve Centers, MT & WA\*

## MOBILITY

Shiloh Road Visual Assessment & EIS, Billings, MT  
Rockvale to Laurel EIS & Visual Assessment, MT  
Highway 93 & 35 Reconstruction - Evaro to Poulson, MT  
Multiple Interstate Rest Areas, Interchanges & Corridors, WA\*, MT  
Multiple Visual Assessments using FHWA Methodology, MT

## COMMUNITY PLANNING

### REGIONAL, COMMUNITY AND ECONOMIC DEVELOPMENT PLANS

Joint Base Lewis McChord Growth Coordination Plan JBLM, WA\*  
Winslow Tomorrow Downtown Plan, Bainbridge Island WA  
Ferry Gateway Urban Design Master Plan, Bainbridge, Island, WA  
Downtown Economic Development Plan, Port Orchard WA\*  
Downtown Urban Design Framework Plan & Guidelines, Billings MT  
Mill Bay Community Plan, Malahat BC\*  
South Billings & East Downtown Urban Renewal Master Plans, MT\*  
Tainjin Olympic Village Master Plan, Tainjin, China\*  
Fish Street Corridor - Street, Park & Land Use Plan, Miyun, China\*

### PARK, RECREATION & OPEN SPACE PLANS

Parks Signage Framework Plan, Billings, MT\*  
BikeNet non Motorized Transportation Plan, Billings, MT  
Parks 2020 Park, Recreation & Open Space Plan, MT  
Duvall Park and Trail Plan, Duvall WA\*

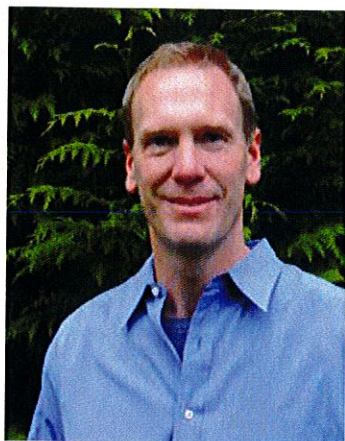
### MASTER PLANS & FEASIBILITY STUDIES

Isthmus Park Feasibility Study, Olympia, WA\*  
Tollgate Farm Central Meadow Master Plan, North Bend, WA\*  
Meydenbauer Bay Park and Land Use Master Plan, Bellevue WA\*  
Mount Lake Terrace Facility Assessment & Civic Campus Plan, WA\*  
Joint Public Works Facility Master Plan, WA\*  
Fort Harrison Master Plan, Helena MT

Note: Asterisks indicates projects completed at AECOM or EDAW. Sandy merged her practice into EDAW in 2003. In 2005 EDAW was acquired by AECOM. Sandy served as AECOM Design and Planning Practice Principal and Studio Director until 11/2011 when she re-initiated her practice.







## Jeff Bouma, Partner

### EDUCATION

M.L.A., University of Washington  
 B.A., Natural Sciences,  
 Westmont College

### PROFESSIONAL REGISTRATIONS

Registered Landscape Architect,  
 State of Washington #947

### AFFILIATIONS

American Society of Landscape  
 Architects  
 Washington Chapter ASLA

### PAST EMPLOYMENT

AECOM, Senior Associate  
 EDAW, Associate  
 Seattle Public Utilities, Intern  
 Hough, Beck & Baird, Intern

### AWARDS

Merit Award, ASLA, Integrating  
 Habitats Competition, 2011

Honor Award, WASLA, Integrating Habitats  
 Competition, 2010

Integrating Habitats Competition, Second  
 Place 2008

Honor Award, Physical Plans Category,  
 APA, Washington State Chapter, "Tollgate  
 Farm Central Meadow Master Plan," 2005

Merit Award in Research, ASLA,  
 "Residential Impacts to Water Quality and  
 Aquatic Habitats," 2004

## PERSONAL BIO

Jeff's 13+ year career as a landscape architect has focused on creating meaningful places that account for the ecological, aesthetic, and social factors that come with every site- doing so with a team of experts that share a common vision. Jeff spent the majority of his career at a large design firm with a focus on the design and implementation of public places, from urban to rural, at a variety of scales. His practice has primarily been local, focusing on projects in the Pacific Northwest.

Jeff specializes in the management of complex multi-disciplinary design projects. He has been involved with most of these projects from their inception, programming the facility with the client and creating a concept plan and construction documents that are then implemented. With a background in natural sciences/ecology, and a love for the outdoors- from the garden to wild places, Jeff's design is grounded in science and informed by the context and ecology of the landscape.

His portfolio consists of many constructed projects. These include a large regional park- Snoqualmie Falls- visited by over 2 million people a year, a large (10-acre) on-structure public plaza at the Washington State Capitol, a historic State Park in Idaho, the Seattle Seahawks headquarters, a college campus student union building, a trail and interpretive amenities in Montana, and several recreation facilities for hydroelectric clients. Other clients have included state and local governments, the National Park Service, and various private developers.

## Representative Project Experience

### LANDSCAPE ARCHITECTURE

*We design enduring places informed by place, culture and people.*

### PARKS & RECREATION

Snoqualmie Falls Park, Snoqualmie, WA\*  
 Fish Park, Poulsbo, WA\*  
 Net Shed Park, Poulsbo, WA\*  
 Pleasant Beach Village Park, Bainbridge Island, WA\*  
 Harriman State Park of Idaho, Island Park, ID  
 East Capitol Campus Plaza, Olympia, WA  
 Clark's Dismal Nitch Rest Area (NPS), Chinook, WA  
 Swords Park Master Plan, Billings, MT  
 Swords Park Trail Design Phases 1 & 2, Billings, MT  
 Parks Signage Framework Plan, Billings, MT  
 Tollgate Farm Central Meadow Master Plan, North Bend, WA  
 Poison Creek Day Use Area at Tamarack Resort, Lake Cascade, ID  
 Valley West Subdivision Park, Billings, MT  
 Mountain and Gateway Parks, Miyun, China

### WATERFRONTS

Marvin Alexander Beach Park, Lake Almanor, CA  
 Clark's Dismal Nitch Rest Area (NPS), Chinook, WA  
 Poison Creek Day Use Area at Tamarack Resort, Lake Cascade, ID  
 Everett Riverfront, Everett, WA  
 Richmond Urban & 2010 Olympic Waterfront, Richmond, BC





Merit Award, ASLA, "Academic Award 2000" for University of Washington MLA

Design Award, ASLA, Washington Chapter, "Lewis & Clark Memorial at Station Camp" 2000

Design Award, ASLA, Washington Chapter, "Reduction of Impervious Surfaces in New Development for Snohomish County," 1999

Design Award, ASLA, Washington Chapter, "Vision Plan for Pathfinder Elementary School-Stormwater Management Opportunities," 1999

Design Award, American Society of Landscape Architects, Washington Chapter, "Green Wall Park," 1998

#### **SERVICES PROVIDED:**

Project Management  
Owner's Representative  
Design Team Leadership  
Facilitation  
Stakeholder Engagement  
Feasibility Studies  
Master Planning  
Design Guidelines  
Sustainability Assessment  
Capital Facilities Planning  
Site Design  
Landscape Design  
Landscape Restoration  
Interpretive Programs  
Construction Documents  
Construction Administration  
Site Selection

#### **CULTURAL & HISTORIC PLACES**

Cascade Peaks Visitor Center, Mount St. Helens, WA\*  
Kingston Community Center, Kingston, WA\*  
Snoqualmie Falls Park- Plant 1, Snoqualmie, WA  
Fort Lewis Garrison Historic District & Pendleton Ave, JBLM, WA  
Clark's Dismal Nitch Rest Area (NPS), Chinook, WA  
Wanapum Turbine Interpretive Park, Wanapum Dam, WA  
Ridgefield Visitor's Center, Ridgefield, WA  
Lassen National Park, Lassen, CA  
Ridgefield Center- National Wildlife Refuge, Ridgefield, WA  
Station Camp- Lewis & Clark Memorial, Station Camp, WA

#### **STREETS, PUBLIC PLACES, COMMERCIAL**

Town & Country Market, Bainbridge Island, WA\*  
Visconsi Development, Bainbridge Island, WA\*  
Mount Lake Terrace Civic Campus, Mountlake Terrace, WA  
East Capitol Campus Plaza Phase 4, 4A, & 5, Olympia, WA

#### **INSTITUTIONS**

Seattle Seahawks Headquarters and Training Facility (VMAC), Renton, WA  
Shoreline Community College Student Union Building, WA  
SYLPOE Border Crossing, San Ysidro, CA  
Dillon Readiness Center, Dillon, MT  
Yakima Reserve Training Center, Yakima, WA

#### **MOBILITY**

Snoqualmie Falls Trail, Snoqualmie, WA  
Crescent Bar Trail Plan, Crescent Bar, WA  
Sammamish Bridge and Road Project, Woodinville, WA  
Shattuck Avenue, Renton, WA  
North Sauk River Road Mitigation Plan and Permitting, Snohomish County, WA  
Highway 93 Reconstruction- Evaro to Polson, MT  
Shiloh Road Visual Assessment & EIS, Billings, MT  
Rockvale to Laurel EIS & Visual Assessment, MT

#### **COMMUNITY PLANNING**

*Our plans weave together neighborhoods, natural systems, social networks, and local values to shape distinct, resilient, healthy and thriving communities.*

#### **PARK, RECREATION & OPEN SPACE PLANS**

Parks Signage Framework Plan, Billings, MT  
Pit 3, 4, and 5 Hydroelectric Project- Recreation Facilities Plans, Burney, CA  
Grant PUD Recreation Facilities Plans, Ephrata, WA  
Klamath River Recreation Facilities Plans, Klamath, OR  
Clackamas Recreation Inventory and ADA Assessment, Sandy, OR  
Duvall Park and Trail Plan, Duvall WA  
Mount Lake Terrace Facility Assessment & Civic Campus Plan, WA

#### **MASTER PLANS & FEASIBILITY STUDIES**

Isthmus Park Feasibility Study, Olympia, WA  
Tollgate Farm Central Meadow Master Plan, North Bend, WA

#### **REGIONAL, COMMUNITY AND ECONOMIC DEVELOPMENT PLANS**

Beulah Downtown Plan, Beulah, ND\*  
Dunn Center Development Framework Plan, Dunn Center, ND\*  
Downtown Economic Development Plan, Port Orchard WA

Note: Many projects listed above were performed during Jeff's 11-year career at AECOM. Jeff provided design and/or project management for these projects. Those indicated with an asterisk have been recently completed at FBP.





## Jan Mulder, AICP

Land Use and Environmental Planner

### Education

BA, Geology, University of Oregon

Graduate Studies, Planning,  
University of Alaska

Coursework in SEPA, NEPA, and  
Washington Shoreline Management  
Act

### Professional Registration

Certified Planner

### Professional Associations

American Institute of Certified  
Planners, AICP

American Planning Association

### Nonprofit Activities

Wings Over Watershed, Co-founder  
and Board member

Bainbridge Island Land Trust, Board  
member, Stewardship co-chair

### Past Employment

EDAW/AECOM, Senior Planner

ESA, Director

Seattle City Light, Manager, Natural  
Resources and Environmental  
Planning

Seattle Department of Construction  
and Land Use, Senior Planner

DOWL Engineers, Planner

Alaska Testlab, Geologist

US Forest Service, District  
Hydrologist

Jan is a certified planner who has practiced in both the public and private sectors throughout Washington, Oregon, California, and Alaska. With expertise in environmental and land use issues, Jan has over 30 years of experience providing policy guidance, regulatory compliance, and natural resource management for complex projects and programs involving federal, state, and local agencies, tribes, and non-governmental organizations. Jan's public sector experience includes supervising environmental and land use review of development projects for the city of Seattle. She also led Seattle City Light's natural resource management, environmental review, and permitting for its hydroelectric power and transmission facilities. For the past 10 years, Jan worked as a Seattle-based consultant conducting land use and regulatory review, permitting, and environmental impact assessment. Jan is a co-founder of a nonprofit filmmaking organization that has been engaged by Olympic National Park to produce a series of films documenting the Elwha dam removal and river restoration process. Her current volunteer activities include serving on the Board of Directors of the Bainbridge Island Land Trust, where she also co-chairs its Stewardship Committee.

### Representative Project Experience

**Olympic National Park, Elwha Dam Removal and River Restoration Film Documentation.** Project manager for production of six web videos, a visitor center film, and broadcast-quality documentary film for national distribution. The films will document the largest dam removal and second largest restoration project to date in the United States.

**City of Bellevue, Meydenbauer Bay Park & Land Use Master Plan Environmental Impact Statement.** Senior project manager for preparation of a SEPA EIS for the proposal to transform Meydenbauer Bay, Bellevue's only waterfront park. Integrated the environmental process with preparation of a master plan for the park and upland residential and commercial areas that link to downtown Bellevue. Environmental issues of concern include traffic and accommodation of diverse land uses (e.g., park, marina, residential, and commercial), water quality, shoreline resources, wetlands enhancement and stream day lighting, cultural and historic resources, and aesthetics.

**City of Bainbridge Island, Bainbridge Island Ferry Terminal Gateway and Waterfront Park Comprehensive Plan Amendments and SEPA Environmental Impact Statement.** Senior environmental planner that managed support in preparing a programmatic EIS to analyze environmental effects of redeveloping the Bainbridge Island Ferry Terminal Gateway and Waterfront Park. Responsible for analyzing impacts on shoreline, recreation, and visual quality resources.

**Bainbridge Island Harbor Commission, Eagle Harbor Anchoring and Mooring Concept Plan.** Technical writer and senior planner that collaborated with the commission, state resource agencies, and Suquamish Tribe to prepare an open-water anchoring and mooring concept plan consistent with the city's comprehensive plan and the Washington State Department of Natural Resources' Residential Use Rule.

**Seattle Public Utilities, Regulatory Advice and Quality Assurance.** Senior regulatory specialist that managed on-going support to SPU by



providing regulatory review, advice, and quality assurance for facility and infrastructure projects and planning documents. Advised SPU on the adequacy of SEPA documents and helped determine when an EIS is warranted. Managed preparation of SEPA documents and prepared issue papers summarizing the effects of regulatory and policy changes on utility activities. Advised the city on federal permitting and environmental compliance strategies. Supported the city in regular meetings with the US Army Corps of Engineers and the federal services to discuss the adequacy of city permits applications and timely review by Corps staff.

**Seattle Public Utilities, South Park Pump Station and Water Quality Facility.** Senior project manager for permitting for facility located on the Duwamish River, an industrial shoreline environment in south Seattle. Provided strategic advice on impact avoidance and permit strategies since early project development. Regulatory submittals prepared included Seattle shoreline development permit and Draft EA.

**BP Seattle Terminal Bulkhead Replacement Project.** Senior Regulatory Specialist advising on strategies for local permit submittals for project to replace a deteriorating bulkhead at a location that is seismically vulnerable and subject to ongoing environmental remediation under a Washington State Department of Ecology consent decree.

**City of Burien, Emerald Pointe Environmental Impact Statement.** Project manager that prepared an EIS for Emerald Pointe on the Sound, a multi-family residential development on a 9.8-acre site. The site was a relatively steep hillside, located adjacent to Seahurst Park, a 185-acre regional park. Environmental issues included wetlands, stormwater, plants/animals, geotechnical, land use, parks and recreation, and transportation.

**Puget Sound Energy, Ebey Slough Aesthetics, Transmission Line SEPA Review and Shoreline Permit.** Senior regulatory specialist that provided senior-level review of SEPA and shoreline documents addressing visual impacts that would result from upgrading two high-voltage transmission lines from double H-frame structures to a single monopole transmission line, located in a visually and environmentally sensitive estuarine landscape in the lower Snohomish River near the city of Everett.

**Gramor Development, Columbia Waterfront Urban Framework.** Senior land use planner that provided senior-level guidance on regulatory and physical constraints on potential redevelopment of a 40-acre industrial site with potential to connect downtown Vancouver, Washington to the Columbia River waterfront.

**Bonneville Power Administration, Northeast Oregon Grande Ronde/Imnaha Spring Chinook Hatchery Environmental Impact Statement.** Senior project manager that prepared the NEPA EIS for Chinook hatchery additions and modifications for BPA in rural northeastern Oregon. Issues included water quality, biological resources (including ESA-listed species), cultural resources, and Wild and Scenic Rivers and National Recreation Area compliance.

**Western Area Power Administration, Alternative Intake Project Transmission Line and Interconnection Environmental Assessment, Contra Costa and San Joaquin Counties, California.** Senior project manager that prepared a NEPA EA for transmission line and interconnection improvements to provide power to a pump station and water intake facilities in the Sacramento-San Joaquin Delta. Issues of concern included biological resources, historic resources, and aesthetics.





### **David S. Groshens, Registered Landscape Architect**

David is a registered Landscape Architect with a diverse background in consulting, land development and construction. His particular area of interest is increasing land value through the sensitive development and conservation of the land's intrinsic character. David began his career as a landscape architect with the National Park Service in 1974. Professional positions as a project construction manager with private design and construction firms have taken him throughout the Western United States and to the Middle East.

Dave is very familiar with project economics, permitting and quality control on construction projects. Planning projects benefit from his ability to conceptualize and establish realistic project budgets. His understanding of construction methods, value engineering, and regional costs is invaluable during the detail design, cost estimating, and implementation phases of projects. An avid outdoorsman and an endurance athlete, David's familiarity with the region and its outdoor recreation opportunities coupled with his knowledge of land and water conservation and enhancement provide land owners with a valuable perspective. Additional areas of interest include water development, gardening, irrigation design, and land and water law.

### **Education**

**Bachelor of Science, Landscape Architecture, Pennsylvania State University, 1975**

### **Professional Registrations and Affiliations**

Registered Landscape Architect, State of Montana #72, 1979

### **Employment History**

01/02-Present David S. Groshens LLC Landscape Architecture  
01/83-01/02 Fischer & Associates, Landscape Architects and Community Planners  
02/80-Present Rosebud Company, Owner Landscape Architecture and Real Estate Consulting  
02/80-01/83 Wirth Associates, Inc., Landscape Architect  
09/78-12/79 Frontier West Inc., Construction Project Manager  
01/78-09/78 David A. Crane and Partners, Landscape Architect  
12/79-01/78 Synterra Ltd., Landscape Architect Urban Designer  
05/75-01/76 National Park Service Western Office of Design & Construction, Landscape Architect

### **Representative Experience**

#### **Land Development**

Millstone Condominiums, Billings MT  
Rocky Village, Billings, MT  
Valley West Subdivision, Bozeman, MT  
Gallatin Center, Bozeman MT  
Colstrip Townsite Expansion, Rosebud, MT  
Big Sky Mountain Village, Big Sky MT  
Olympic Village Subdivision  
Harvest Subdivision, Billings MT  
Summit Lodge, Big Sky MT  
Aspen Meadows Subdivision, Bozeman MT  
Aspen Meadows Retirement Community, Billings, MT

#### **Transportation Related Projects**

Swords Park Trail, Billings MT 2011  
BikeNet Non Motorized Transportation Plan. Billings MT  
Trail Feasibility Study, River to Downtown, Billings MT  
Shiloh Road Interchange, Billings, MT  
Brooks Street Visual Impact Mitigation Planning, Missoula, MT  
Billings Logan International Airport, Landscape Enhancements  
19<sup>th</sup> Avenue Interchange, Bozeman, MT



Highway 93, Evaro to Poison, EIS. Landscape Plans  
Highway 2, Corridor Planning Study, Flathead MT  
Bozeman Visitor Center, Bozeman, MT  
MDOH West Billings Interchange, Landscape Alternative  
South 27<sup>th</sup> Street Image Enhancement  
10<sup>th</sup> Avenue Street Widening, Billings  
Highway Rest Areas, Various Locations, MT  
Highway 35 Revegetation, Polson, MT

#### **Resource & Recreation Planning**

Frances's Park Implementation, Billings, MT  
Snoqualmie Falls Trail, Snoqualmie WA  
Rimrock West Park Master Plan, Billings, MT  
Bozeman Ponds Park Implementation, Bozeman, MT  
Valley Unit Park Master Plan & Implementation, Bozeman, MT  
Circle 50 Park Implementation, Bozeman, MT  
MSU-B Peaks to Prairie Master Plan & Implementation, Billings, MT  
Terry Park Spray Pool Implementation, Billings, MT  
Stewart Park Phase II Implementation, Billings, MT  
Metra Park Planning & Implementation, Billings, MT  
Snow Lodge at Old Faithful Implementation, Yellowstone National Park, WY  
Down Town Connector Trail Planning & Implementation, Billings, MT  
Rose Park Playground for all Children Implementation, Billings, MT  
Parks 2020 Planning Study, Billings, MT  
Highway 2, Corridor Planning Study  
Water Rights Research & Perfection, West Fork Gallatin River, MT  
Circle 8 Guest Ranch, North Fork, Teton River, MT  
Railroad Ranch, Island Park, ID 1  
Melody Ranch, South Fork Planning Unit, Jackson Hole, WY  
Flagg Ranch Concession, Yellowstone National Park, WY  
Paradise Guest Ranch, Buffalo, WY

#### **Community Planning**

EBURD Master Plan, Billings, MT  
SBBURD Master Plan, Billings MT  
Meydenbauer Bay Park and Land Use Plan, Bellevue WA  
Northside Neighborhood District, Billings, MT  
Powell Image Enhancement, Powell, WY  
Shiloh Road Corridor, Billings, MT  
Bozeman Beautification North 7<sup>th</sup>, Bozeman, MT

#### **Construction Administration & Supervision**

Nellis Air Force Base, Las Vegas, NV 1987  
Malmstrom Air Force Base, Great Falls, MT  
Custer Battlefield Trading Post, Crow Agency, MT  
Big Hole National Battlefield, Wisdom, MT 1988  
Prince Saud Bin Abdul Moshen Residence, Jeddah, Saudi Arabia  
Grant Kohrs Ranch National Monument, Deer Lodge, MT  
Libby Dam Powerhouse and Sluiceway, Libby, MT  
Colstrip Townsite Expansion, Colstrip, MT

#### **Institutional Planning & Design**

Buffalo Bill Historical Center, Cody, WY  
Columbus Hospital, Great Falls, MT  
St. Vincent Hospital Chapel Courtyard, Billings, MT  
Deaconess Medical Center, Billings, MT  
Yellowstone County Detention Facility, Billings, MT  
U.S. Post Office Landscapes, Various Locations, MT  
U.S. Army Reserve Centers, Billings, Kalispell, and Helena, MT  
U.S. Army Fort Harrison Master Plan, Helena, MT  
U.S. Army Fort Harrison Irrigation Water Management Plan, Helena, MT  
U.S. Army Fort Harrison Parade Ground Implementation, Helena, MT  
Metra Park Implementation, Billings, MT



## **SUSAN TONKIN, Ph.D., P.E.**

**Coastal Engineer**



### **EDUCATION:**

M.S. Civil & Environmental Engineering, University of Washington, Seattle, 2001  
Ph.D., Theoretical Physics (High Energy Physics), University of Oxford, UK, 1986  
B.A., Physics and Philosophy, University of Oxford, UK, 1983

### **REGISTRATION:**

Civil Engineer: WA, OR

### **EXPERIENCE:**

Dr. Tonkin has 17 years of professional experience in waterfront and coastal engineering and related fields, including the design and environmental permitting of marinas, ferry terminals, and waterfront parks. She has prepared designs for marina floats and has developed hydrodynamic design criteria for floats, together with performance criteria for breakwaters planned to protect marina basins. Dr. Tonkin has also performed numerical wave hindcast and transformation studies to support breakwater design. She has prepared designs for hard and soft shoreline protection, and developed design criteria for deciding where different levels of shoreline protection are appropriate. Dr. Tonkin is skilled in developing plans for public access, including elevated and at-grade boardwalks, and in supporting ADA accessibility.

### **REPRESENTATIVE PROJECTS**

#### **Silver Lake Trail, Everett, WA**

Susan provided civil engineering and design support of the final elements of a pedestrian trail around Silver Lake in the City of Everett. Reviewed the Right of Way plans for consistency with the plans, and provided concept-level designs and cost estimates for a boardwalk and raised shoreline pathways around the lake. Particular importance was placed on view corridors, privacy for waterfront property owners, and the ability for waterfront property owners to continue to launch canoes on the lake.

#### **South Lake Union Park, Seattle, WA**

As Project Manager for the conceptual design phase for shoreline engineering services for the waterfront facilities at this proposed 12-acre park, Susan developed the preliminary design of the waterfront elements, including a combination of bulkheads and vegetated slopes. The concept design included an artificial gravel beach for launching Native American canoes.

#### **Twanoh State Park Creosote Removal, Belfair, WA**

As Project Manager for the removal and replacement of creosote-treated piling at Twanoh State Park, Susan developed a plan to replace the piles supporting a fixed pier and swim floats with more environmentally acceptable pile types, while minimizing costs and downtime.

#### **Cecil Moses Memorial Park Estuary Enhancement, Tukwila, WA**

Susan prepared a Letter of Map Revision (LOMR) request for submittal to FEMA, delineating changes in the floodplain resulting from construction of a new 1-acre intertidal basin constructed as a refuge for outmigrating salmonid.

#### **Manitou Beach Wetland Restoration, Bainbridge Island, WA**

As Project Engineer responsible for hydraulic analysis of this proposed wetland restoration, including flooding and inlet stability issues, Susan performed a combination of numerical and analytical modeling to address the interaction between high tides, high waves, freshwater inflow, and flooding potential.

#### **Anacortes Multimodal Ferry Terminal Bulkhead & Bluff Erosion Assessment, Anacortes, WA**

The main waterfront element of this project is a new terminal building atop a low bluff. As Coastal Engineer, developed wave design criteria and used historical information and geomorphic information to estimate the maximum likely erosion at the site. She prepared alternatives to protect the existing bluffs from long-term erosion.



## **EMY CARPENTER, P.E.**

**Senior Coastal/Civil Engineer**



### **EDUCATION**

B.S. Ocean Engineering, California State University, Long Beach, California, 1981

### **REGISTRATION**

Civil Engineer: WA, CA

### **EXPERIENCE**

Ms. Carpenter brings 31 years of experience in the planning and design of civil and coastal engineering projects. She provides specialized knowledge of design considerations for shore protection, harbors, small craft moorings, and waterfront structures. Her projects include planning and feasibility studies for small craft marinas and preparation of construction documents for projects such as boat dock facilities for dinghies, kayaks, and canoes, as well as large marina projects. Many of her projects include boardwalks or floating walkways, along with site improvements for parking and public access. Ms. Carpenter has provided both the civil engineering services for site improvements and the coastal engineering necessary for the waterfront design.

### **REPRESENTATIVE PROJECTS**

#### **Des Moines Marina Expanded Guest Moorage and Bulkhead Replacement, Des Moines, WA**

Project Engineer for the expansion of the guest moorage basin at Des Moines Marina. The project includes expansion of the berthing basin by excavating approximately 1 acre of land for an expanded guest moorage facility. Work also includes improvements to parking, waterfront promenade and replacement of public launching facilities, and replacement of approximately 1000 linear feet of bulkhead.

#### **South Marina Covered Moorage Repair, Port of Everett, WA**

Senior Civil Designer responsible for replacement of open moorage at South Marina at the Port of Everett. Also provided construction plans and cost estimates for rehabilitation of the covered moorage at the marina. The scope of work includes designing repairs, demolishing the Seine Dock, expanding the open slips to the north of Docks J through N, and replacing Docks P and Q.

#### **South Lake Union Park, Seattle, WA**

As Coastal Engineer for the conceptual design phase for shoreline engineering services for the waterfront facilities at this proposed 12-acre park. The preliminary design included a combination of bulkheads and vegetated slopes and an artificial gravel beach for launching Native American canoes.

#### **Meydenbauer Bay Park and Land Use Plan, Bellevue, WA**

As a member of the project team, Ms. Carpenter was responsible for planning and cost estimating for proposed upland civil and waterfront improvements in support of the Meydenbauer Bay Park and Land Use Plan. Tasks included identifying and defining the engineering criteria for the shoreline and in-water elements of the project, including improvements to the Bellevue Marina. Goals of the land use plan included improved public access, facilities for non-motorized watercraft, and increased moorage. Work includes a hydrographic survey of the offshore area; condition survey of the existing marina floating docks and piers; utilities review; and a summary of near shore site conditions.

#### **Oakland Estuary Waterfront Trail, Oakland, CA**

Coastal Engineer helped prepare a feasibility study to develop a 9-mile public promenade that would provide waterfront access between Jack London Square and Martin Luther King Jr. Regional Shoreline. She was responsible for assessing the existing shoreline treatment and conceptual designs for areas of the shoreline requiring improvement. One of the more challenging reaches along the shoreline was waterfront access at the bridges. Concepts included the construction of pier structures and floating walkways in order to provide access along the waterway.



**MICHAEL HEMPHILL, P.E.**

Supervisory/Civil Engineer

**REGISTRATION:**

Civil Engineer: WA, CA, OR, AK

WSDOT Certified Bridge Inspector, G0611

**EDUCATION:**

B.S., Ocean Engineering, California State University at Long Beach, 1989

**EXPERIENCE:**

Mr. Hemphill is an integral part of M&N's urban waterfront engineering practice group and leads the firm's efforts in the Pacific Northwest. He routinely serves as project manager, project engineer, or lead waterfront engineer for planning or engineering projects involving coastal & shoreline processes including littoral transport & shoreline change analysis, coastal structures, shore/riverbank protection/stabilization, beach restoration, wind/wave climatology, environmental conditions assessment, & marinas including floating/fixed dock system repair/replacement, utilities upgrade, boat ramps, passenger ferry floats, and covered mooring facilities. He regularly provides inspection (topside/underwater), condition assessment, planning, analysis, evaluation, design, rehabilitation, construction documents, bid assistance, & post-construction-award services for such projects and their components.

**Shoreline Erosion Repair, USCG, Bellingham, WA** Project Manager and Lead Design Engineer responsible for preparing final construction documents to repair 440 lineal feet of deteriorated riprap along the I&J Waterway. M&N designed a cost-effective repair while incorporating resource agency mitigation requirements, including eel grass avoidance, planting native vegetation along the crest and installing fish gravel below the ordinary high water mark. M&N assisted the USCG with submitting the various permit applications and responded to technical inquiries from the resource agencies.

**Willow Creek Outfall Repair & Extension, Edmonds, WA** Project Manager and Lead Engineer responsible for designing a 300-foot long extension to an existing outfall pipe and replacing an additional 200 LF of deteriorated pipe to overcome shoaling and maintenance problems. The project was challenging in that the outfall traversed a very public beach such that phased improvements were necessary to keep the beach open to the public during most of the construction window.

**Tacoma Chinese Garden and Reconciliation Park, Tacoma, WA**

Project Manager responsible for design of shore protection for new shoreline park in Tacoma. Shore protection included combinations of riprap, random boulders, cobbles, and concrete-block mats.

**South Lake Union Park, Seattle, WA**

Supervisory Engineer responsible for the civil portion of a 500 feet long bulkhead replacement, ADA compliant boardwalk and terraces. Worked closely with the Landscape designers and project engineers to develop a pedestrian boardwalk and shoreline protection along the water to meet the client's needs. The project was completed in April 2008 and the park was opened to the public.

**Cecil Moses Memorial Park Restoration Project, Tukwila, WA**

Project Manager and lead civil designer for the Cecil Moses Memorial Park Restoration Project, located in the Duwamish corridor. Designed the bank stabilization using vegetation, root wads, and non-riprap materials, performed numerical modeling of tidal hydraulics to help size the channel entrance, and prepared temporary erosion control plans for its construction. A non-linear grading plan was developed to create a natural appearance and maximize habitat diversity. The bank stabilization used riparian vegetation and large woody debris wherever possible. This "softer" engineering approach allows a more natural stabilization process to occur at the site.



## Resumés & Representative Projects



### Becca Hanson

#### *Landscape Architect & Principal*

Becca Hanson is a Fellow of the American Society of Landscape Architects and founding principal of both The Portico Group in 1983 and Studio Hanson/Roberts in 2003. Both firms were established to provide highly-personalized expertise for the planning and design of public parks, nature preserves and environmental learning institutions.

As a Landscape Architect, Becca has developed widely recognized expertise in the planning and design of powerful places that convey stories linking us to our place the world. Her focus on integrating a broad understanding of natural ecosystem dynamics and sustainable practices with social psychology, policy planning, learning theory, horticulture and aesthetics has enabled her to pursue commissions that seek to celebrate the dynamic interactions between infrastructure, people, place and perception that create the landscape of human experience.

In addition, Becca brings a well-developed set of communication, facilitation and consensus-building skills to each project that she undertakes, seeking to achieve a balance to potentially divergent program requirements, design components and client groups. These skills have been invaluable in facilitating productive discussion, decision-making and action, as well as in building a shared understanding about the special opportunities present within each group of people and in each potential project.

#### **Education:**

1979      BLA, University of Washington  
*Special Focus on Plant Community Ecology*

#### **Registration:**

1982      Landscape Architect, State of Washington

#### **Practice:**

2003      Partner, Studio Hanson/Roberts  
2000      Fellow, ASLA  
1983      Founding Principal, The Portico Group  
1980      Associate, Jones & Jones  
1978      Environmental Planner, City of Seattle



## Representative Projects

### Parks & Recreation Areas:

#### ***Beaver Lake Park***

King County, Washington

Master plan and design for the creation of a new park to provide shoreline access and passive recreation within a significant second-growth forest.

Principal-in-Charge. 2000.

#### ***Blakely Harbor Park***

Bainbridge Island, Washington

Master Plan for the redevelopment of the site of one of the West Coast's largest lumber mills into a passive waterfront park, including the reestablishment of a pre-existing salmon stream.

Principal-in-Charge. 2001.

#### ***Cougar Mountain Wildland Park***

Newcastle, Washington

Ecological and recreational master plan for the creation of King County's first park devoted to preserving biodiversity adjacent to an urban area.

Principal-in-Charge. 1999.

#### ***Gene Coulon Memorial Beach Park***

Renton, Washington

Planning and design for the \$10m conversion of an industrial waterfront into the crown jewel of the City of Renton's park system. 1982.

#### ***Lake Wilderness Park***

King County, Washington

Master Plan and design to renovate an existing county park into a model of wise public use including swimming beach, active recreation, interpretive center, rental facilities and nature reserve.

Principal-in-Charge. 2000.

#### ***Section 36 Regional Park (Soaring Eagle Park)***

Issaquah, Washington

Master Plan for the sensitive allocation of active recreation development within a significant natural area and established wildlife corridor.

Principal-in-Charge. 2001.

#### ***Washington Park Arboretum***

Seattle, Washington

Master Plan for the continued development of the University's living collection within a well-loved urban park context.

Principal-in-Charge. 2001.

### Interpretive Center Master Plans & Design:

#### ***Chattahoochee Nature Center***

Atlanta, Georgia

Design for the living exhibits within a new natural history interpretive center focusing on the waters and wild lands of the Chattahoochee River.

Principal-in-Charge. 2008.

#### ***Crater Lake National Park***

Interpretive master plan and siting study to complement and expand upon the National Park Service's existing approach to use and interpretation of Park's resources.

With Harry Parsons. 2007.

#### ***Desert Heritage Centre***

Osoyoos, BC

Site planning and interpretive development for trail systems for the Nk'mip Band's new natural and cultural heritage centre.

Principal-in-Charge. 2004.

#### ***Fort Worth Nature Center***

Fort Worth, Texas

Research, site planning and thematic design for the expansion of an existing, highly-successful center set in the rolling hills at the edge of the city.

Principal-in-Charge. 2003.

#### ***High Desert Museum***

Bend, Oregon

Site and interpretive master planning for the innovative extension of the Museum's interior exhibits into the surrounding landscape.

Principal-in-Charge. 2006.

#### ***Mount St. Helens Visitor Center Concept Plan***

Creation of a comprehensive architectural, circulation, site and interpretive planning guidelines for the Forest Service's new facilities dedicated to interpreting the natural history and 1981 eruption.

Principal-in-Charge. 1989.

#### ***Valles Caldera National Preserve***

Santa Fe, New Mexico

Creation of an interpretive master plan and siting concept for a unique historic cattle ranch turned public ecological preserve.

Principal-in-Charge. 2005.





## CHARLES PETER WENZLAU

---

charlie@wenzlauarchitects.com • 206-780-6882

### Education

- 1996 University of Washington, Master of Architecture/Urban Design Certificate  
Tau Sigma Delta Honor Society, 1997 Meyer Wolfe Scholar  
Thesis: "Neighborhood Design Strategies for Medium Density Housing"
- 1981 University of Oregon, Bachelor of Architecture, Professional Degree  
Deans Scholarship Award
- 1980 Denmark International Study, Copenhagen, Denmark

### Experience

- 1996 Wenzlau Architects, Bainbridge Island WA
- 1997 -2001 University of Washington College of Architecture and Urban Planning  
Adjunct Faculty
- 1986 -1995 Goldman Architects, San Francisco CA  
Senior Associate / Project Architect
- 1982 -1986 Skidmore, Owings & Merrill, San Francisco CA  
Design Team: Architectural Design, Urban and Master Planning

### Recognition

- 2012 Builder's Choice Grand Award 2012 for Chico Beach Cottages
- 2006 Governors' Award for Winslow Tomorrow downtown planning project  
Puget Sound Regional Council 2025 Award for Winslow Tomorrow downtown planning project
- 2004 Livable Communities: "Walking, Working, Water". Ericksen Cottages featured on conference tour.
- 1997 Seattle Times, July 18, 2004, "New Views on Bainbridge Island" featured two projects by firm in article on new downtown planning  
APA Winter Planning Conference, Port Orchard, WA. Lecture on "Rebuilding Community: An Introduction to Traditional Neighborhood Planning"  
Bremerton Sun, March 1997. "Once Upon a Notion", feature article on neighborhood design proposal for Poulsbo, WA.  
Historic Seattle Lecture Series, "Community Building Through Preservation",  
Lecture on "Creating a Good Fit: Recent Projects in the Puget Sound".
- 1996 IFRA Award for religious architecture,  
awarded for St. Gregory Episcopal Church, project team with Goldman Architects.
- 1993 The Sunday Oregonian, November 1996, "Shopping For A Future", feature article on
- 1985 Forest Grove design charrette, with Lennertz & Coyle Architects and Town Planners  
Small Firms, Great Projects, San Francisco American Institute of Architects.
- 1985 Progressive Architecture Award, Urban Design Award for the San Jose downtown redevelopment Skidmore, Owings and Merrill.  
Steedman Fellowship Competition, Finalist



## Community Activities

Housing Resources Board, Chair  
Marge Williams Center, board member  
Puget Sound Regional Council Housing Symposium  
Community Housing Coalition, vice chair  
Winslow Tomorrow, Charrette Team Leader  
Commercial Design Guidelines Committee 2003-2004  
Affordable Housing Task Force 2003-2004, Chair  
Winslow Streets Plan and Roundtable 2003  
Community Forestry Commission 2001-2002  
Committee to Establish Housing Trust Fund  
Sustainable Kitsap, League of Women Voters 1998

## KEE SONG

kee@wenzlauarchitects.com

### Education

The Cooper Union, New York. Bachelor of Architecture 1989-1994  
5 years full tuition scholarship, Alpha Rho Chi Medal award.

### Experience

Wenzlau Architects, Bainbridge Island WA	2003-present
Olson Sundberg Kundig Allen Architects, Seattle	2000-2002
Krannitz Gehl Architects, Seattle	1999-2000
Victor Schwartz, Architect, New York	1994-1998
Design Exchange, Singapore	1992-present
John Hejduk, New York.	1994-1997

### Knowledge

Brick Masonry: Completed course with the Brick Institute of America (New York).  
Construction: Earthwork, septic, framing, finish carpentry, electrical and plumbing installation.  
Use of surveying equipment, hand & power tools, heavy construction machinery.  
Metalwork: Machining and fabrication of metal details.  
Computer: IT consulting for small business servers and networks. Custom workstation builds.  
BIM: Autodesk based BIM solutions for small business, implementation and collaboration.

### Recent Completed Projects

Jackson Village; Port Orchard. Project Manager	2012
Chico Beach Cottages; Chico, WA. Project Manager	2011
North Point Church; Poulsbo, WA. Project Manager	2010
Wedgewood Remodel; Seattle, WA. Project Manager	2010
LIHI Kenmore Housing; Kenmore, WA. Project Manager	2008
Windermere; Kingston, WA. Project Manager	2008
Eagle Harbor Congregation Church; BI, WA. Project Manager	2008
Hildebrandt Village; BI, WA. Project Manager	2006
Vogelzang-McCoy Residence, Seattle, WA. Project Manager	2002
Tacoma Art Museum, Tacoma, WA. Project Team	2001

### Technical Skills

Autodesk Revit Architecture Certified Professional  
LEED Green Associate





## RICHARD HARTLAGE BIOGRAPHY:

Richard was born and raised in Louisville, Kentucky, and is a graduate in Ornamental Horticulture and Landscape Design from North Carolina State University and in 2010 received and Outstanding Alumni Award for his contributions to public horticulture and landscape architecture. While in North Carolina he worked at Montrose Nursery, a mail order nursery specializing in perennials and as head gardener at Chatwood, a private estate known to have the premier collection of antique roses in the Southeast.

He has fifteen years of experience in public gardening as Superintendent of Horticulture for the Morris County Park Commission where he directed horticulture at both Willowwood and Frelinghuysen Arboretums. As Director of the Elisabeth C. Miller Botanical Gardens in Seattle, Richard initiated the highly successful regional education program, 'Great Plant Picks', which promotes the best performing plants for the Pacific Northwest. Richard was a principal and managed the landscape architecture division of AHBL, from 2002-2012

Richard is currently the President and Founding Partner of Land Morphology. He continues to work with private and public clients in NY, NJ, CT, NC, IL and WA. His work has been featured in the *New York Times*, *Metropolitan Home*, *Architectural Digest*, *Fine Gardening*, *Horticulture*, *Traditional Home*, *Pacific Horticulture*, *Garden Design*, and *The Seattle Times* in addition to other publications in the United States, Japan and Europe.

He designed the New Herb & Vegetable Garden at the Brooklyn Botanical Garden, this is the first new garden built in twenty years at this venerable institution. In 2012 the Chihuly Gardens and Glass, designed by Richard opened at the Seattle Center. Other notable public clients include Seattle Center, The Space Needle, Pacific Science Center, Pacific Avenue rain garden retrofit in Tacoma, Ft Lewis/McCord Joint Base, Chamber Bay Properties, Moore-Turner Heritage Gardens and others.

Richard has given over 300 lectures in the last twenty years, and has written over sixty articles on gardening and landscape design topics for national and regional publications. His photographs have appeared in the *Seattle Times* and many horticultural magazines and books. His first book, *Bold Visions for the Garden*, is published by Fulcrum Press, October 2001, and he is the photographer for *Plant Life: Growing a Garden in the Pacific Northwest* and *A Pattern Garden* by Valerie Easton, *Pots* and *Coleus* by Ray Rogers. He is currently working on a comprehensive book on American garden design.

He has also done plant breeding and selection and the sweet shrub, *Calycanthus x raulstonii* 'Hartlage Wine' was named by the J.C. Raulston Arboretum to honor his hybridization efforts with this genus.

2415 E Calhoun St  
Seattle, WA 98112

T 206.512.9433

E richard@landmorphology.com



## **Browne Wheeler Engineers, Inc. RESUMES OF KEY PERSONNEL**

**Adam Wheeler, P.E.** a principal of the firm, has managed many of our larger projects from initial conception, through land use approvals, design and construction administration. He is proficient in site planning, water/sewer facilities, and storm drainage management in addition to the application of 3D computer models for civil design. He has also effectively assisted our clients in initial project planning, coordination with regulatory agencies, and in obtaining required permits and approvals. Adam holds a BSCE degree from the University of Washington.

**David W. Browne, P.E.**, a principal of the firm, has over 30 years of successful experience in a wide range of civil engineering projects. He has worked with the Bainbridge Park and Recreation District on several projects for many years and managed site design for Islandwood School. He has planned and designed water, sewer and stormwater facilities. David has BSCE and MSCE degrees from the University of Washington.

## **FIRM PROFILE**

**Browne Wheeler Engineers, Inc.** has provided civil engineering services to the Bainbridge Island community since 1988 and has a record of successfully completing projects for a wide variety of clients from multidisciplinary design teams to single family homeowners. We have been a part of many of the major projects on Bainbridge Island providing planning, design and construction administration services.

We design utilities, storm drainage systems, roadways and parking, site grading and accessibility. We specialize in sustainable low impact development methods of stormwater management and site planning. We work effectively as a design team member to achieve environmentally sensitive design while meeting our client's goals and constraints.

Website: [www.BrowneWheeler.com](http://www.BrowneWheeler.com)

## **PROJECTS**

### **Islandwood School**

Browne Wheeler Engineers, Inc. worked successfully with a large team of architects, landscape architects, design specialists, contractors and owner's representatives to plan and design civil aspects of the world class, environmental learning center located on a 256-acre forested property on Bainbridge Island. The project earned a LEED Gold Certificate for sustainable, green design. During project development, we designed site access, stormwater management, and utilities to support the project while providing maximum protection to the forest environment. We have recently completed design and construction of an expansion of the facility working with the original design team.

### **Battle Point Park Soccer Fields**

Browne Wheeler Engineers, Inc. provided detailed design for the Park and Recreation District on Bainbridge Island to install turf soccer fields at Battle Point Park. Our work included designing drainage for the new turf soccer fields as well as a new parking area and accessible sidewalks to connect with existing park features. We also developed temporary erosion and sediment control measures while the site was under construction. We have also assisted the District in improving their water supply and storm drainage systems within the park and several other parks within the Bainbridge Island district.

### **Vineyard Lane**

Vineyard Lane is a 60-unit condominium development located adjacent to a steep ravine near downtown Bainbridge Island. Browne Wheeler Engineers designed pervious pavement roadways and parking areas teamed with conventional underground detention facilities to mitigate stormwater impacts to Ravine Creek and to reduce costs. We worked closely with the landscape architect to develop drainage and pedestrian facilities which were compatible with the design concept. The project included design of a sanitary sewer system, including a lift station, and a boring under a state highway to accommodate an 8-inch water supply line and a 4-inch sanitary sewer force main.